

63-17

BK 7777PG282

TRANSFER
TAX
PAID

DEED OF SALE
BY PERSONAL REPRESENTATIVE
045315

KNOW ALL MEN BY THESE PRESENTS THAT James W. Gagne, of Embden, Somerset County, State of Maine,

duly appointed and acting personal representative of the estate of Edmond P. Veilleux, deceased (testate), as shown by the probate records of the County of Kennebec, Maine, and not having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, such notice not being required under the terms of the decedent's will, by the power conferred by the Probate Code, and every other power, for consideration paid,

grant to

Nicholas Reed and Pamela Reed ^{as joint tenants} of Waterville, Kennebec County,

whose mailing address is: 5 Ryan Drive, Waterville, Maine 04901

the real property in Waterville, County of Kennebec, State of Maine, described as follows:

A certain lot or parcel of land, with any buildings thereon, located in Waterville, in the County of Kennebec and State of Maine and bounded and described as follows:

Beginning at a point on the southerly line of Hazelwood Avenue, at the northwesterly corner of land heretofore conveyed by John Ware to Fred D. Lunt; thence southerly along the westerly line of said Lunt's land and along the westerly line of land heretofore conveyed by John Ware to George W. Fitzgerald about one hundred forty-six (146) feet and two (2) inches to the northerly line of land supposed to be owned by F.E. and W.A.R. Boothby; thence westerly along said northerly line of said Boothby's land fifty-four (54) feet; thence northerly at right angles to said line of Hazelwood Avenue, about one hundred forty-four (144) feet, to said southerly line of said Avenue; thence easterly along said southerly line of said Avenue about seventy-eight (78) feet to the point begun at.

This conveyance is made with the reservation and exception, that no house or building or any part of the same shall be erected, placed or allowed to stand on the land hereby conveyed within a distance of fifteen (15) feet from the said southerly line of Hazelwood Avenue.

R. Gifford &

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Being all and the same premises conveyed to Edmond P. Veilleux (d/o/d 12-15-01) and Bettina H. Veilleux (d/o/d 05-09-99) by Deed of Distribution from Judith E. Couture, PR of the Estate of Laura L. Traynor, dated February 9, 1983 and recorded in the Kennebec County Registry of Deeds in 2540 at Page 302. See Quiet Title Action Judgment & Decree dated 07-28-03 and recorded in the Kennebec County Registry of Deeds on July 31, 2003 in Book 7537 at Page 058.

WITNESS my hand and seal this 17th day of December, 2003.

Kathleen C. Benner

James W. Gagne
James W. Gagne
Personal Representative of the
Estate of Edmond P. Veilleux

STATE OF MAINE
Somerset, ss.

December 17th, 2003

Then personally appeared the above named James W. Gagne, in said capacity, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Kathleen C. Benner
Notary Public/Attorney at Law

Kathleen C. Benner

My Commission Expires: 09-12-05

RECEIVED KENNEBEC SS.

2003 DEC 23 AM 9:00

ATTEST: [Signature]
[Signature]